

DESCRIPTION OF A PART OF THE MARY E. PRICE LANDS,
STEVENSVILLE, QUEEN ANNES COUNTY, MD.

Beginning for the same at an iron pipe at the northwest corner of the lands of Mervin K. Cohee, formerly a part of the Price lands, said point being, further, the southwest corner of a 50' road or right-of-way running from the herein described lands to Md. Rte. 5; and running, thence, by and with said Cohee lands S 16 18 49 W - 169.79' to the north side of a 2' right-of-way running from said Cohee lands along the north side of U. S. Rte. 50 to the ditch marking the west side of the herein described lands; thence, by and with said 2' right-of-way the three following courses and distances: (1) N 73 41 11 W - 942.43', (2) N 16 18 49 E - 20.00', and (3) N 73 41 11 W - 310.81' to the centerline of a ditch and the lands now or formerly of Mina Newnam; thence, by and with said Newnam lands, along the centerline of said ditch, N 02 03 W - 331.77' to the lands now or formerly of John W. Price; thence, by and with said Price lands and with the rear lines of a series of lots fronting on Md. Rte. 18 S 77 51 E - 1171.95' to an iron pipe and a new division line between the herein described lands and other lands of Price; thence, by and with said new division line S 06 56 W - 165.55' to an iron pipe and S 60 52 30 E - 166.09' to an iron pipe at the northwest corner of the aforementioned 50' road or right-of-way; thence, by and with the west end of said road S 16 18 49 W - 50.00' to the place of beginning. Containing in all 10.654 acres of land, more or less.

Together with the right to use in common with others a 50' road or right-of-way running from the herein described to Md. Rte. 5, more particularly described as follows: Beginning for the same at an iron pipe at the northwest corner of the lands of Mervin K. Cohee, said point being the beginning point of the above description; and running, thence, by and with the last line of said description reversed N 16 18 49 E - 50.00' to an iron pipe and the remaining lands of Mary E. Price; thence, by and with said Price lands S 73 41 11 E - 234.87' and S 79 00 E - 224.60' to the west side of Md. Rte. 5; thence, by and with the west side of said road S 10 49 W - 50.65' to the lands leased by the Sun Oil Co.; thence, by and with said Sun Oil Co. lands N 79 00 W - 235.00' to an iron pipe and the aforementioned Cohee lands; thence, by and with said Cohee lands N 73 41 11 W - 237.19' to the place of beginning.

December 28, 1967.

William R. Nuttle
Registered Surveyor.

DESCRIPTION OF A TWO-FOOT RIGHT-OF-WAY OVER THE LANDS
OF MARY E. PRICE, STEVENSVILLE, QUEEN ANNES COUNTY, MD.

Beginning for the same at an iron pipe on the north right-of-way line of M. S. Rte. 50, said point being the southwest corner of the lands of Mervin K. Cohee; and running, thence, by and with the north side of said U. S. Rte. 50 the three following courses and distances: (1) N 73 41 11 W - 944.43', (2) N 16 18 49 E - 20.00', and N 73 41 11 W - 308.15' to the center of a ditch and the lands now or formerly of Mina Newnam; thence, by and with said Newnam lands N 62 03 W - 2.11'; thence, by and with a line 2' from and parallel to the aforementioned right-of-way line of U. S. Rte. 50 the three following courses and distances: (1) S 73 41 11 E - 310.81', (2) S 16 18 49 W - 20.00', and (3) S 73 41 11 E - 942.43' to the aforementioned Cohee lands; thence, by and with said Cohee lands S 16 18 49 W - 2.00' to the place of beginning. Containing in all 0.058 acres of land, more or less.

December 28, 1967.

William R. Nuttle
Registered Surveyor.

North 16° 18' 49" East 171.79 feet to a point, and

South 73° 41' 11" East 237.19 feet to the place of beginning, and containing 1.00 acres of land, more or less.

BEING part of the same lands devised unto Mary Evelyn Price by the Last Will and Testament of Walter L. Price, dated the 13 day of January, 1956, probated June 12, 1956, and recorded among the Will Records of said County in Liber E.E.C. No. 1. folio 449.

TOGETHER WITH an easement or right of way unto the said Mervin K. Cohee and Charlotte A. Cohee, his wife, their heirs, assigns, guests, invitees, agents, employees, etc., across the remaining lands of the grantors from Maryland Route No. 5 (Stevensville to Hopkins Landing) for the purpose of ingress and egress to and from the above described lands over a strip of land 50 feet wide, more particularly described as follows, to wit:

Beginning for the same at the end of the third line of the above description and running thence, by and with the fourth line S 73° 41' 11" E - 237.19 feet to an iron pipe and the Sun Oil Co. leased lands thence by and with said leased lands S 79° 00' E - 235.00 feet to an iron pipe on the westerly side of Md. Rte. 5; thence, by and with the westerly side of said road N 01° 49' E - 50.65 feet; thence, 50' from and parallel to the second and first lines N 79° 00' W - 224.60 feet and N 73° 41' 11" W - 234.87 feet; thence, S 16° 18' 49" W - 50.00 feet to the place of beginning.

It is understood and agreed that the parties of the first part, their heirs and assigns, may from time to time, at their expense, redesignate or relocate the said 50' wide right of way or easement area for ingress and egress, upon the agreement and understanding that any relocated or redesignated right of way or easement shall not be less than 50 feet wide and that the usable built-up or improved portion thereof shall be of sufficient width to accomodate normal vehicular traffic.

It is further understood and agreed that the parties of the first part, their heirs or assigns, at their expense, will forthwith construct upon said right of way or easement a gravel roadway of sufficient width and construction to accomodate normal vehicular traffic; SUBJECT, however, to the understanding that the owners from time to time of all premises abutting said right of way, or any extension thereof, shall contribute or pay from time to time their due proportion of the costs of maintaining or repairing that portion of said right of way or easement used in common with others entitled thereto.

The cost of any conduit pipe for passage to the lands of the grantees from the above roadway shall be at the expense of the grantees.

The said parties of the first part do further grant unto the parties of the third part, their heirs and assigns, a right of way or easement two (2) feet wide, extending from the southwesterly corner of the lands hereby conveyed unto the parties of the third part to the waters of Thompson's Creek and running along the northerly right of way line of U.S. Route No. 50 - 301 as set forth

and shown on State Road Commission Plats Nos. 7121 and 7122, recorded among the S. R. C. Plat Records of Queen Anne's County, for the purpose of erecting under said lands, at the expense of the parties of the third part, a pipe line or waste disposal line. Said parties of the third part shall have, at all times, access to said easement area or ~~any~~ right of way, over the lands of the parties of the first part as may be reasonable and/or necessary for the purpose of constructing, erecting, laying, maintaining, repairing, or replacing said pipe line or waste disposal line ~~line~~, upon the agreement and understanding that the surface of said lands shall be restored to its normal condition at the expense of the parties of the third part, their heirs or assigns.

The said parties of the first part, for themselves, their heirs and assigns, do further grant unto the parties of the third part, their heirs and assigns, easements or rights of ways for customary and usual utility purposes over the fifty (50') foot easement area or right of way to Maryland Route No. 5, hereinabove described, as may be necessary or usual for the comfort and/or convenience for the owner or owners, their heirs and assigns, of the herein described lands, or any part thereof; and the said parties of the first part, for themselves, their heirs and assigns, do agree to execute and deliver unto any and all public utility companies such conveyances as are necessary to effectuate the purpose and intent hereof, reserving the right, nevertheless, to designate from time to time, the location of said utility easements over and across their remaining lands, or any part thereof; and the said parties of the first part, for themselves, their heirs and assigns, do further agree to pay any and all expenses and costs of every kind and nature resulting from the relocation of said utilities by reason of a redesignation or relocation of the utility easement areas.

It is further agreed and understood that the aforementioned easements and rights of ways, or any of them, shall or may be used in common by and between the said parties hereto, or any of them, their respective heirs and assigns.

sixty-five and between
MARY EVELYN PRICE and FRANCIS A. PRICE, her husband, of Queen Anne's County, State of Maryland, parties of the first part; and the CENTREVILLE NATIONAL BANK OF MARYLAND, a body corporate of the State of Maryland, Mortgagee as hereinafter set forth, party of the second part; and MERVIN K. COHEE and CHARLOTTE A. COHEE, his wife, of Caroline County, State of Maryland, parties of the third part;

WHEREAS, the Centreville National Bank of Maryland is the holder of a certain mortgage from Mary Evelyn Price and Francis A. Price, dated the 16th day of October, 1957, recorded among the Land Records of Queen Anne's County in Liber T.S.P. No. 37 folio 291; and

WHEREAS, the party of the second part, the Centreville National Bank of Maryland, does join in this conveyance for the purpose of releasing the herein after described lands from the operation, lien and effect of the aforesaid mortgage;

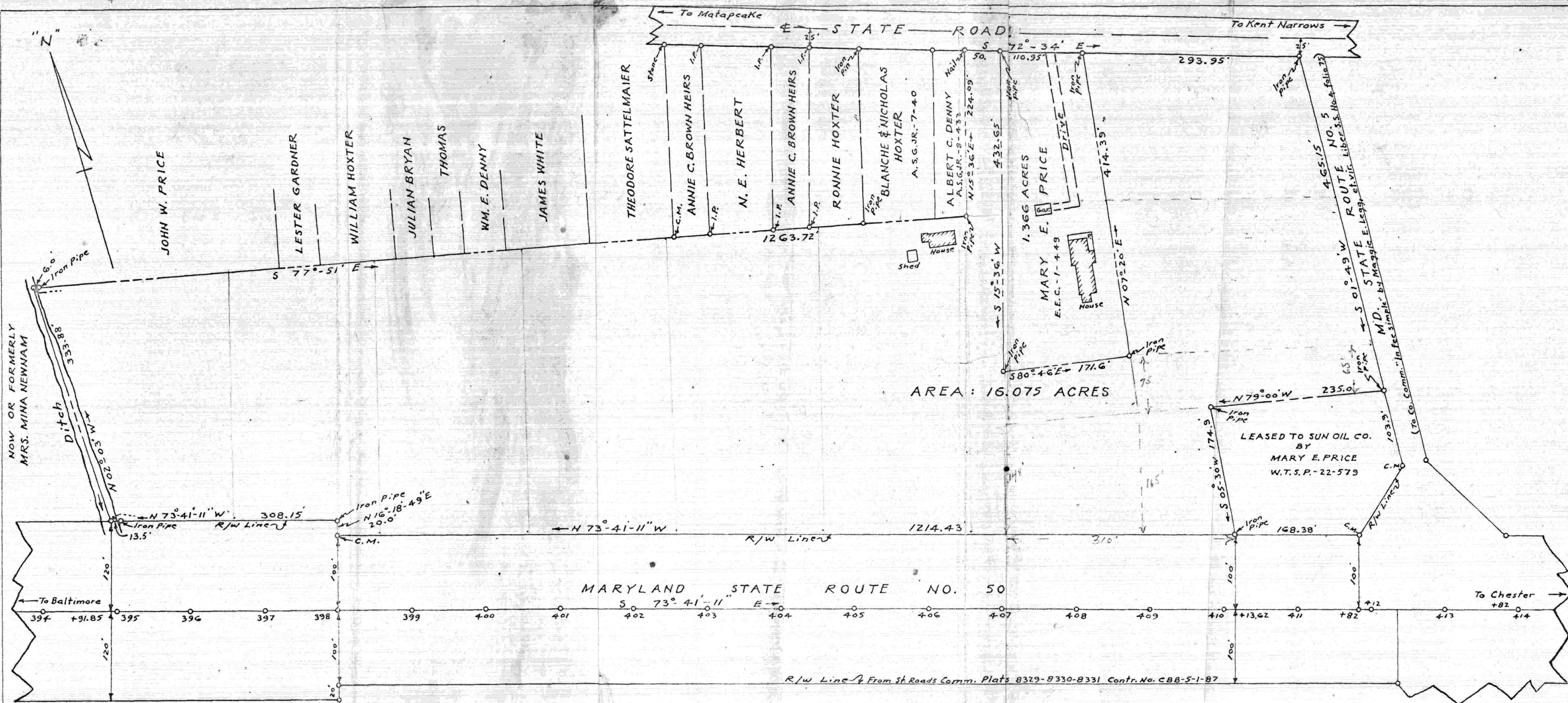
NOW THEREFORE, THIS DEED WITNESSETH that for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said parties of the first part, Mary Evelyn Price and Francis A. Price, her husband, do hereby grant and convey unto the parties of the third part, Mervin K. Cohee and Charlotte A. Cohee, his wife, as tenants by the entirety, their heirs and assigns in fee simple, the following described lands, to wit:

ALL that lot or parcel of land situate, lying and being on Kent Island in the Fourth Election District of Queen Anne's County, State of Maryland, bounded on the south by U. S. Route No. 50 - 301, bounded on the east by the lands of the parties of the first part more particularly set forth and described in a lease from Walter L. Price, widower, to Sun Oil Company, dated the 19th day of November, 1954, recorded among the Land Records of Queen Anne's County in Liber T.S.P. No. 21 folio 82, as amended by agreement between said parties dated the 12th day of May, 1955, recorded among the land Records aforesaid in Liber T.S.P. No. 22 folio 579, bounded on the north and west by the remaining lands of the parties of the first part, and more particularly described by metes and bounds, courses and distances according to a plat thereof by William Nuttle, registered surveyor, dated December, 1964, as follows, to wit:

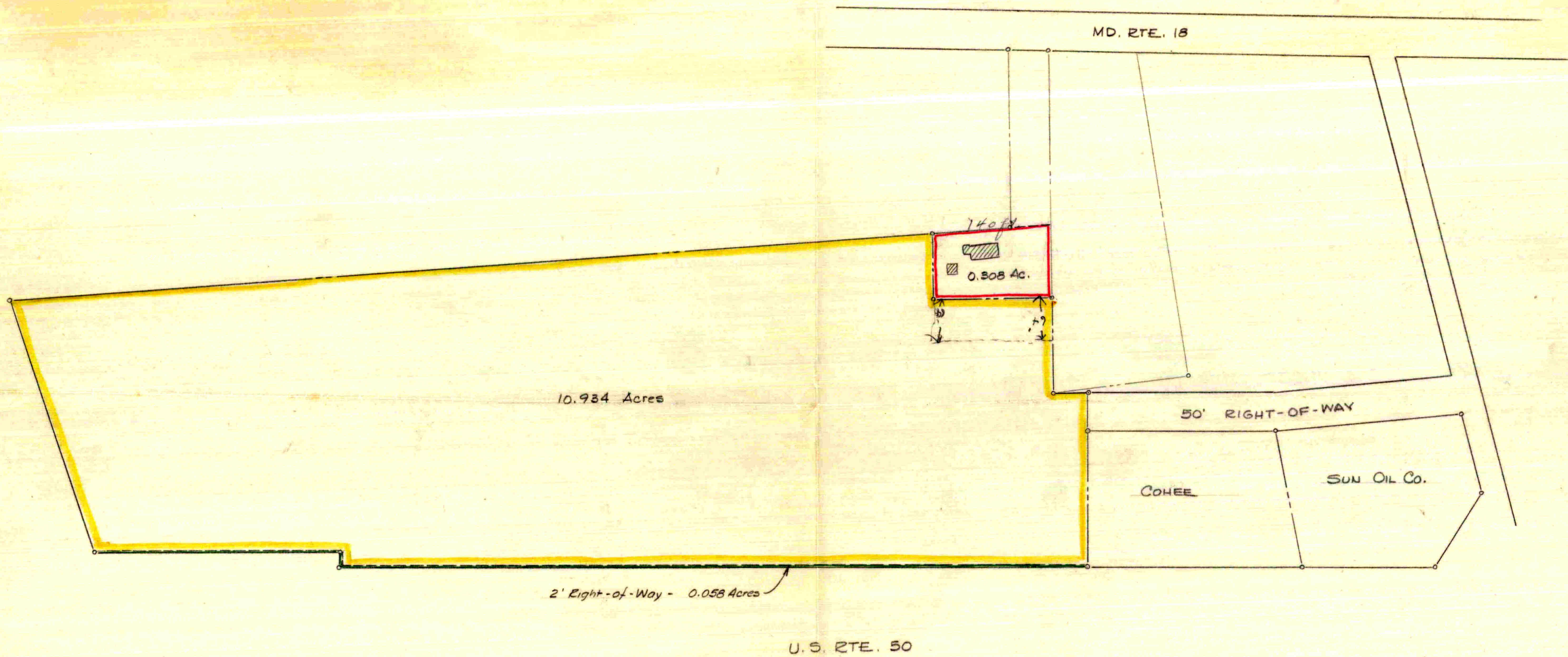
Beginning for the same at a point being the northeast corner of the lands hereby intended to be conveyed and the northwest corner of the lands leased, as aforesaid, to Sun Oil Company, which point of beginning bears South 79° 00' East 235.00' from an iron pipe on the westerly side of Maryland Route No. 5 (Stevensville-Hopkins Landing Road) at the northeasterly corner of the lands leased to Sun Oil Company, and running thence from said place of beginning by and with the lands leased to Sun Oil Company

South 05° 30' West 174.90 feet to the northerly right of way line of U.S. Route No. 50 - 301 as more particularly set forth on State Road Commission Plats Nos. 7121 and 7122 as mentioned in a deed from Walter L. Price to State Roads Commission of Maryland, dated October 6, 1951, recorded among the Land Records aforesaid in Liber T.S.P. No. 3 folio 96, thence by and with said right of way line

North 73° 41' 11" West 270.00 feet to a point, thence by and with a new division line hereby established between the lands hereby intended to be conveyed and the remaining lands of the parties of the first part, the two following courses and distances,



MAP SHOWING SURVEY OF
A PARCEL OF LAND
FOR
MARY EVELYN PRICE
Stevensville, Queen Anne's Co, Maryland
Scale: 1"=100' Sept. 29, 1961 Shew & Bartlett, Engrs.
Reg. 1676



A Sketch of the
MARY E. PRICE LANDS
STEVENSVILLE, QUEEN ANNES Co., MD.
Scale 1"=100' Dec. 1967